

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main**
4 **Providence UT 84332**
5 **July 22, 2015 6:00 pm**
6

7 Chairman: Larry Raymond
8 Attendance: Kirk Allen, Heather Hansen
9 Excused: Robert James, Sherman Sanders, Wendy Simmons
10

11 **Approval of the Minutes:**

12 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of July 8, 2015.

13 **Motion to approve the minutes with the following changes: H Hansen, second – K Allen**

14 Page 1, Line 30 – change of to if.

15 **Vote: Yea: K Allen, H Hansen, L Raymond**
16 **Nay: None**
17 **Excused: R James, S Sanders, W Simmons**
18 **Abstained: None**
19

20 **Action Items:**

21 **Item No. 1.** The Providence City Planning Commission will consider for approval a preliminary plat for the
22 Bungalow Subdivision. A 2-lot residential subdivision located generally at 486 Canyon Road.

- 23 • S Bankhead said if this is approved tonight, the final plat will be before the Planning Commission at the
24 next meeting. All conditions have been met.
- 25 • K Allen noted that the corner of the property had a retention pond. The property owners will maintain
26 that retention pond. It is retention for just that property. He also asked about the right of way.
- 27 • S Bankhead said on Canyon Road the right of way is called out but it goes to the center of the street. This
28 is dedicated to the City so the property owner isn't paying taxes on property under the road.
- 29 • Paul Saunders, property owner of Lot 1, asked about getting a variance for the retention pond. He was
30 told by law the pond had to stay on the property unless a storm drain system was installed.

31 **Motion to approve the preliminary plat for the Bungalow Subdivision: K Allen, second – H Hansen**

32 **Vote: Yea: K Allen, H Hansen, L Raymond**
33 **Nay: None**
34 **Excused: R James, S Sanders, W Simmons**
35 **Abstained: None**

- 36 • K Allen asked if the Neiderhauser property is part of the Bungalow subdivision and why his signature is
37 required.
- 38 • S Bankhead said Niederhauser's signature is required because the subdivision property is being divided off
39 from his property.

40
41 **Study Items:**

42 **Item No. 1. Proposed Code Amendment:** The Providence City Planning Commission will discuss a proposed code
43 amendment to Providence City Code Title 10 Zoning Regulations, Chapter 8 Area Regulations and Parking
44 Requirements, Section 3 Setbacks allowing an uncovered porch to extend into the front yard setback.

- 45 • J Baldwin said this is a concern that comes up often. In an attempt to bring these older homes up to code
46 with a proper landing, the setback ordinance is violated. This proposed code amendment will allow a 4'
47 landing or porch into the front yard setback that will meet current code.
- 48 • K Allen asked if there is any way to prevent a homeowner from taking the 4' porch across the front of the
49 entire home.
- 50 • J Baldwin said he didn't feel like this was inviting a problem for the city. This is an unenclosed porch.
- 51 • K Allen asked if someone wanted to knock a wall out and make that 4' porch a sunroom, what is to stop
52 that.
- 53 • J Baldwin said once it is enclosed, it is no longer a porch. This is only for existing homes not new
54 construction.

- K Allen asked if this is a problem in Providence.
- J Baldwin said he's seen a few.
- S Bankhead said the code could be left as is, but take the word "steps" out and add "for existing homes that do not meet current code for entry landings." "A covered unenclosed porch could extend into the setback, not including the steps." could also be added.
- J Baldwin suggested defining steps coming down from landing could be no longer than 12" per step to a maximum of 4 steps.
- S Bankhead said maybe the width of the steps needs to be addressed rather than the run and the rise.
- J Baldwin suggested adding diagrams.
- L Raymond asked about accommodating wheelchairs.
- J Baldwin said porches need to be big enough to accommodate wheelchairs and the code needs to be written to cover the porches and the ramps leading up to the porches.
- J Baldwin said the ramps can be built with less slope, but not steeper slope than what the ADA building code permits.
- K Allen said if somebody became wheelchair bound in an existing home, and their ramp had to come out into the setback to meet the requirements of the slope, then there needs to be allowance in the code for that.
- K Allen felt like this should only apply to existing homes, and then have some type of a conditional permit for those who want to build into the setback for the ADA ramp.
- J Baldwin said it could be done the same way zoning permits are done. Porches will require a building permit, most ADA ramps will not.
- S Bankhead and J Baldwin will work on rewording the amendment to cover the issues discussed and J Baldwin will provide diagrams.

Item No. 2. Proposed General Plan Amendments: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

- H Hansen said she had emailed descriptions she had found on residential neighborhoods, which weren't very many, but will continue to research this. She asked if the City has to allow a zone for mobile homes.
- S Bankhead said there is a difference between manufactured home and mobile homes/trailer houses.
- J Baldwin said a manufactured home is any home manufactured in a building and then delivered to the job site, versus a stick build which is built on site. A mobile home is similar to an oversized camp trailer.
- H Hansen felt that mixed use district and commercial neighborhood district needed further delineation. She wondered if a mixed use zone could be restricted to certain zones.
- S Bankhead said mixed use zones are designed to have residential and commercial in one building; commercial neighborhood is similar to the Quilt House where the entire home is used for a commercial purpose. Mixed use incorporates multi-level elements with professional/commercial businesses on the main floor and living quarters on the upper floors. Care would have to be taken on which types of businesses could be allowed. The use chart would need to be carefully considered.
- H Hansen asked if you could restrict a zone location. She is not in favor of building high rise types of buildings in a bedroom community.
- S Bankhead said the mixed use zone could be made to abut a commercial district or a multi-family district, just not a single family district. However the intent of the mixed use was to be the buffer between commercial and residential zones.
- K Allen asked about the study by USU. It had a mixed use zone and it showed how the two could blend together. It could be done very well.
- S Bankhead will incorporate some of that into the general plan.
- S Bankhead said the city is not required to have a mixed use zone or a commercial zone.
- H Hansen said it would be a nice buffer between residential and commercial. Mixed use can't be surrounded by single family, needs to be next to a commercial district as a buffer.
- S Bankhead said the difference between the mixed use and commercial neighborhood is that commercial neighborhood is surrounded by residential.

- S Bankhead said commercial neighborhood restrictions could include a minimum of 500' between neighborhood centers, that way the entire downtown area wouldn't go from residential to commercial.
- K Allen thought it might be difficult to define a commercial neighborhood so a neighborhood could still look and feel like a residential neighborhood.
- J Baldwin said in a way, the city has a contractual agreement when an area is zoned residential. People buy property based on that; then a commercial use or a mixed use zone is allowed. The City does not want to undermine those protections put in by zoning laws. However, when done correctly, it can be very beautiful.
- S Bankhead said the code could be written with restrictions or guidelines that would give a commercial neighborhood or mixed use zone a residential feel. It could be written like a home business ordinance. One wouldn't have to reside in the home, but would have to maintain the home and property. The uses really need to be thought out.

Item No. 3. Propose Code Amendment: The Providence City Planning Commission will discuss a proposed code amendment to Providence City Code Title 10 Zoning Regulations, Chapter 4 Establishment of Districts, establishing regulations for Commercial Neighborhood District by adding Section 6 Commercial Neighborhood District.

- This item was not discussed.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- No staff reports.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No commission reports.

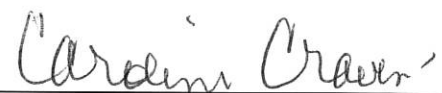
Motion to adjourn: H Hansen, second – K Allen

Vote:	Yea:	K Allen, H Hansen, L Raymond
	Nay:	None
	Excused:	R James, S Sanders, W Simmons
	Abstained:	None

Meeting adjourned at 7:15 pm.

Minutes recorded and prepared by C Craven.


Larry Raymond, Chairman


Caroline Craven, Secretary

Planning Commission Meeting

July 22, 2015

Please Sign In

Name _____

Name Paul Saunders

City of Residence

City of Residence
PROVIDENCE

